

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Goodall Drive, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$669,950

Median sale price

Median price

\$862,500

Property Type

House

Suburb

Lilydale

Period - From

01/04/2022

to

31/03/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Rose Ct LILYDALE 3140	\$686,000	22/03/2023
2	4 Oaks St LILYDALE 3140	\$675,000	12/04/2023
3	104 Alexandra Rd LILYDALE 3140	\$630,000	26/04/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/05/2023 10:12



 3  1  1

Property Type: House
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$669,950
Median House Price
Year ending March 2023: \$862,500

Comparable Properties



3 Rose Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  -

Price: \$686,000
Method: Private Sale
Date: 22/03/2023
Property Type: House
Land Size: 924 sqm approx



4 Oaks St LILYDALE 3140 (REI)

Agent Comments

 4  2  1

Price: \$675,000
Method: Private Sale
Date: 12/04/2023
Property Type: House
Land Size: 742 sqm approx



104 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  -

Price: \$630,000
Method: Private Sale
Date: 26/04/2023
Property Type: House
Land Size: 859 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122